

FOR SALE

NNN INVESTMENT
OR
COVERED LAND DEAL

4391 YORK STREET
DENVER, CO 80216

±30,078 SF
± 1.72 ACRES

\$5,800,000



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Greenwood Village, CO 80111
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OPPORTUNITY

NNN Investment: Leaseback to an established tenant with a 30-year track record of success.

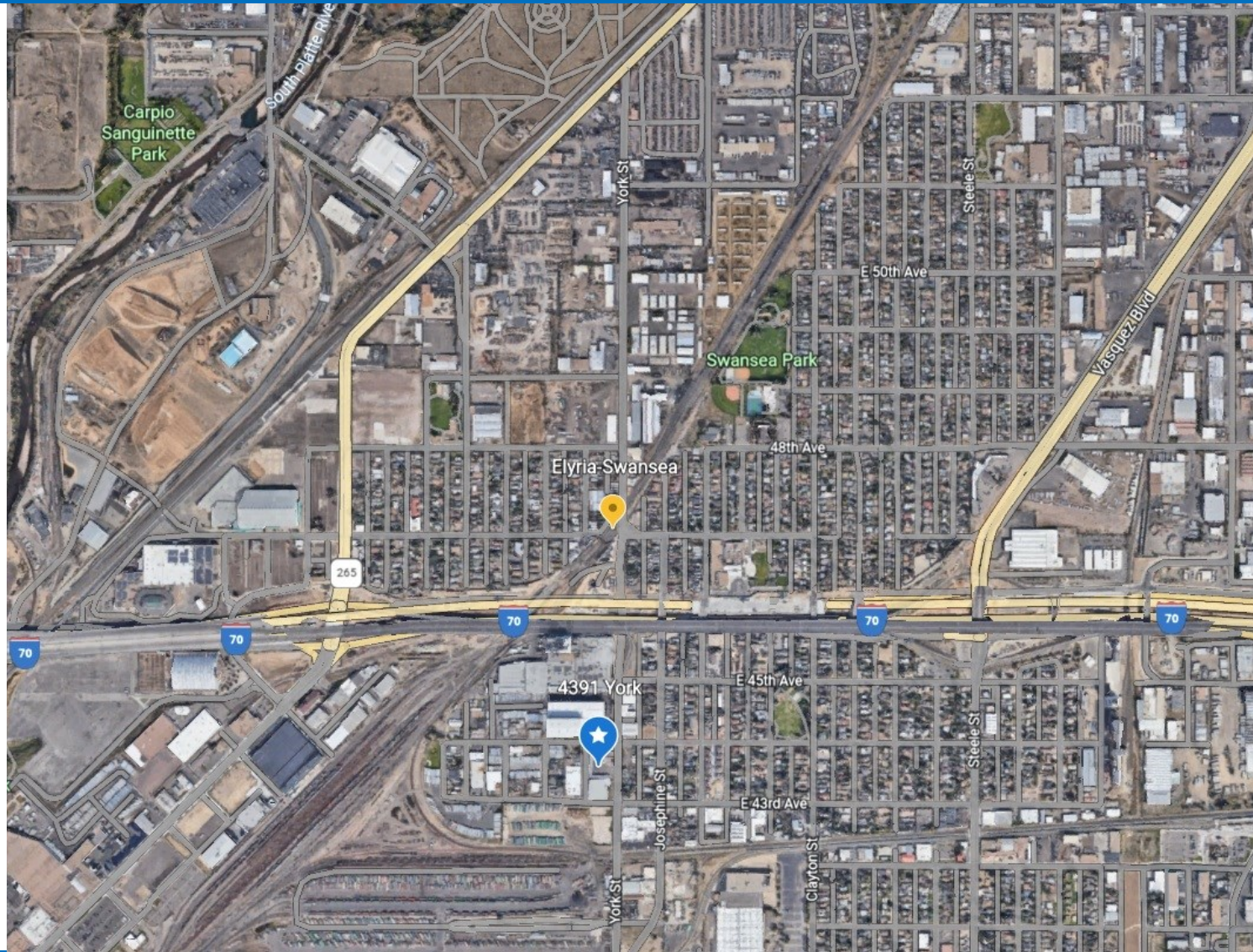
United States Building Supply, Inc would remain as tenant with an absolute net lease through 2024, or sign a long-term (5-7 years) leaseback at Buyer's option.

Covered Land Deal: Secure a cash-flowing premium redevelopment site located within an Enterprise Zone.

Elyria-Swansea is a neighborhood in transition. The I-70 viaduct replacement project is thought by many to be a game changer and should dramatically reshape the neighborhood over the next decade.

Construction is now underway for a planned \$1 billion overhaul of the nearby stock show complex and the surrounding area, which will add new buildings, grounds, residential units and commercial space. When completed, the area is expected to lure an additional one million visitors annually, add 350 new businesses. and bring up to 10,000 new jobs to the area.

Sourced from data and narrative provided by Metrolist, Inc



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FEATURES

ZONING:	I-A/UO-2 [INDUSTRIAL WITH BILLBOARD OVERLAY]
ENTERPRISE ZONE:	YES
ADDITIONAL SPACE:	~4,555 SF STORAGE BARN ~1,875 SF OLD OFFICE
ANNUAL RENT:	\$420,000 IN YEAR 1 (\$14/PSF) 7.25% CAP RATE
LEASE TERM:	THROUGH 2024, OR 5 YEAR TERM AT BUYER'S OPTION
LOADING:	8+ BAYS
PARKING:	8 RESERVED. AMPLE AVAILABLE
SIGNAGE:	MONUMENT AND BUILDING
OFFICES:	7
CONFERENCE:	2



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LOCATION



Located on the SW corner of York Street and East 44th Ave. Benefit from this Central Denver location.

Great Interstate Access. 1/4 mile to I-70. 2 miles to I-25. 2.5 miles to I-270. 4 miles to I-76.

<1 mile to the National Western Stock Show redevelopment.

6 miles to Empower Field at Mile High.

4 miles from the Colorado State Capital, Union Station, Coors Field, 16th Street Mall, and all the other amenities of Downtown Denver.

<20 minutes to Denver International Airport.

<1 hour to the slopes of Eldora Mountain Ski Resort.



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